

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JULY 13, 2016**

**CALL TO
ORDER
6:00 pm**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. at the Earl Bennett Building, Conference Rooms A and B, 1035 1st Ave W, Kalispell, Montana. Board members present were Marie Hickey-AuClaire, Ron Schlegel, Dean Sirucek, Jim Heim, Kevin Lake, Jeff Larsen, Mike Horn, and Greg Stevens. Mark Mussman and Erik Mack represented the Flathead County Planning & Zoning Office.

There were 8 people in the audience.

**APPROVAL OF
MINUTES
6:01 pm**

Schlegel made a motion, seconded by Larsen to approve the June 8, 2016 meeting minutes.

**ASK THE
QUESTION
6:01 pm**

Sirucek asked the question.

**ROLL CALL
VOTE
APPROVAL OF
MINUTES
6:01 pm**

On a roll call vote the motion passed unanimously.

**PUBLIC
COMMENT
(not related to
agenda items)
6:01 pm**

None

**MICHAEL AND
SHARON TIKKA
(FZC16-05)
6:02 pm**

A zone change request in the Westside Zoning District by Michael & Sharon Tikka. The proposal would change the zoning on a parcel containing approximately 21.02 acres from SAG-10 (*Suburban Agricultural*) to I-1 (*Light Industrial*). The subject property is located on Cemetery Road approximately halfway between Highway 93 and the Highway 93 By-pass, south of Kalispell.

Schlegel recused himself from this file.

STAFF REPORT
6:02 pm

Mack reviewed Staff Report FZC-16-05 for the Board.

BOARD
QUESTIONS
6:05 pm

Sirucek ask what part of the property was in the flood plain.

Mack showed the Board.

Sirucek asked about finding 7 regarding schools. He stated there was a proposal to put a school in just north of this property and he felt it would be greatly impacted by this zone change.

Mack stated they could amend the finding if they disagreed with it.

Sirucek ask about the road department not making a comment based on the proposed increase in traffic.

Mack stated that at this time it was undeveloped, however, the applicant was proposing subdividing the property. At that time, it would be reviewed under the subdivision regulations and the road department may have additional comments at that time.

APPLICANT
PRESENTATION
6:09 pm

Bob Erickson-Jackola Engineering – stated he was representing the applicant. He stated that the applicants have now purchased the property. The reason for the amendment is because the applicants have an electrical contracting business and have out grown existing space. The owners do plan on subdividing the property and traffic will be addressed in the subdivision process. He stated the applicants agreed with the staff report.

BOARD
QUESTIONS
6:11 pm

Sirucek asked about the map included in the packet and asked about the building setbacks.

Erickson discussed the setback with the Board.

AGENCY
COMMENTS
6:13 pm

None

PUBLIC
COMMENT
6:14 pm

Larry and Melissa Hoehn 2099 Airport Road, Kalispell stated they were concerned about the impact on the wildlife. He stated that he wanted to keep it farm land. They were also concerned

	about the easement they have across this property.
APPLICANT REBUTTAL 6:19 pm	Erickson stated that as far as the wildlife along the creek, the applicants are sensitive to that. He stated that the proposed use would not have that big of an impact on the wildlife. He stated the applicants did not intend to build in the flood corridor.
BOARD QUESTIONS 6:20 pm	None
STAFF REBUTTAL 6:20 pm	None
BOARD DISCUSSION 6:22 pm	Sirucek talked about the impact this would have on the proposed school, stating he thought it should be addressed in the staff report. The Board discussed traffic flow with Highway 93 and the bypass and the accessibility of the property.
MAIN MOTION TO ADOPT F.O.F. (FZC-16-05) 6:22 pm	Stevens made a motion seconded by Larsen to adopt staff report FZC-16-05 as findings-of-fact.
BOARD DISCUSSION 6:25 pm	The Board discussed the option of amending finding seven (7) to delete the word 'schools'.
MOTION TO AMEND F.O.F. 6:25 pm	<p>Sirucek made a motion seconded by Heim to amend finding of fact seven (7) to read:</p> <p>The proposed amendment would facilitate the adequate provision of water, sewerage, parks, and other public requirements because further division of land on the subject property would require review through the Flathead City-County Health Department and the Montana Department of Environmental Quality and there would be minimal impact on parks as a result of this proposal as residential would likely not be generated.</p>
BOARD DISCUSSION 6:26 pm	None

**ROLL CALL TO
AMEND F.O.F.
(FZC-16-05)
6:26 pm**

On a roll call vote the motion failed 5-2.

**BOARD
DISCUSSION
6:27 pm**

None

**ROLL CALL TO
ADOPT F.O.F.
(FZC-16-05)**

On a roll call vote the motion passed 6-1 with Sirucek dissenting.

**MAIN MOTION
TO
RECOMMEND
APPROVAL
(FZC-16-05)
6:37 pm**

Stevens made a motion seconded by Larsen to adopt Staff Report FZC-16-05 and recommend approval to the Board of County Commissioners.

**BOARD
DISCUSSION
6:37 PM**

Larsen stated that the reason he voted against the amended finding of fact was that the Board could only vote on what was in front of them, not on something that was proposed in the future.

Stevens agreed stating that the proposed school may never come into fruition. Stevens also talked about the proposed bike path along Cemetery Road stating he thought it was important to note.

**ASK THE
QUESTION**

Horn asked the question.

**ROLL CALL TO
RECOMMEND
APPROVAL
(FZC-16-05)
6:39 pm**

On a roll call vote the motion passed unanimously.

**OLD BUSINESS
6:40 pm**

None

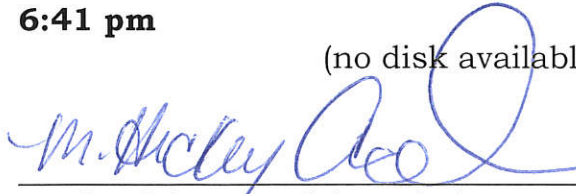
**NEW BUSINESS
6:40 pm**

Mussman stated that the County Commissioners are considering the revision to the Lake and Lakeshore Protection regulations on Monday.

ADJOURNMENT Sirucek made a motion to adjourn.

6:41 pm

(no disk available)


Marie Hickey-AuClaire, Chairman


Danene Thornton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 7 / 14 / 16